



CITY OF NEW ORLEANS BOARD OF ZONING ADJUSTMENTS

**Regular Meeting Agenda
Monday, September 09, 2013
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

The decision made by the Board will be provided in the form of a resolution. The staff has ten (10) business days after this meeting to produce the resolution. The resolution will be mailed to the address provided on the application, or the applicant may pick-up a copy of the resolution in the City Planning Commission Office.

If the mailing address provided on the application is incorrect, please notify the staff of the correct mailing address.

- A. Presentation to Gloria-Bryant Banks
- B. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules
- B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 107-13		MDO
Applicant or Agent:	Road Episcopal Housing Jericho	
Property Location:	2015 7Th St	Zip: 70115
Bounding Streets:	7th St Saratoga St 6th St Danneel St	
Zoning District:	RM-4 Multiple-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 282
Proposed Use:	Two-Family Residence	Lot Number: D

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area and insufficient off-street parking.

Requested Waivers:

Section 4.12.7 (Table 4.L) – Lot Area

Required: 3,500 sq. ft. Provided: 2,599 sq. ft. Waiver: 901 sq. ft.

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Proposed: 1 Space Waiver: 1 Space

ITEM 2 – Docket Number: 108-13

MDO

Applicant or Agent:	Road Episcopal Housing Jericho	
Property Location:	2041 7Th St	Zip: 70115
Bounding Streets:	7th St., S. Saratoga St., Sixth St., & Danneel St.	
Zoning District:	RM-4 Multiple-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 282
Proposed Use:	Two-Family Residence	Lot Number: 1

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces	Proposed: 1 Space	Waiver: 1 Space
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ITEM 3 – Docket Number: 109-13

MDO

Applicant or Agent:	Road Episcopal Housing Jericho	
Property Location:	3213 S Saratoga St	Zip: 70115
Bounding Streets:	S. Saratoga St., Toledano St., Harmony St., & Loyola St.	
Zoning District:	RM-4 Multiple-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 308
Proposed Use:	Two-Family Residence	Lot Number: B

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces	Proposed: 1 Space	Waiver: 1 Space
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ITEM 4 – Docket Number: 114-13

DG

Applicant or Agent:	Maria Levitsky	
Property Location:	641 Caffin Avenue	Zip: 70117
Bounding Streets:	Caffin Ave., Royal St., Lamanche St., & Chartres St.	
Zoning District:	RD-3 Two-Family Residential	ZBM: E-14
Historic District:	Holy Cross Local Historic	Planning District: 8
Existing Use:	Vacant Residence	Square Number: 113
Proposed Use:	Vacant Residence w/Accessory Building	Lot Number: D

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of an accessory building with excessive height.

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Requested Waiver:

Section 15.5.12(4) – Accessory Buildings (Height)

Permitted: 14'	Proposed: 16'	Waiver: 2'
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ITEM 5 – Docket Number: 119-13

MDO

Applicant or Agent:	Joan Mitchell Center On Bayou Rd LLC	
Property Location:	2285 Bayou Rd	Zip: 70119
Bounding Streets:	Bayou Rd., N. Rocheblave, Columbus, & N. Tonti Sts.	
Zoning District:	RD-3 Two-Family Residential District	ZBM: C-13
Historic District:	Esplanade Ridge Local Historic	Planning District: 4
Existing Use:	Reception Hall	Square Number: 1191
Proposed Use:	Public Space, Artist Community	Lot Number: B

Request Citation: This request is for variances from the provisions of Article 11, Section 11.62.b of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the conversion of a reception hall into a public gathering space for an artists' community with a public gathering space less than ten feet (10') from the public right-of-way and less than one hundred feet (100') from any residentially used property.

Requested Waivers:

Section 11.62.b – Artists' Community - Public Gathering Space (Distance from ROW)

Required: 10'	Provided: 0'	Waiver: 10'
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Section 11.62.b – Artists' Community - Public Gathering Space (Distance from Residential Use)

Required: 100'	Provided: 30'	Waiver: 70'
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ITEM 6 – Docket Number: 130-13

MDO

Applicant or Agent:	Adam R Wirth	
Property Location:	6034 Pitt Street	Zip: 70118
Bounding Streets:	Pitt, Webster, Prytania, & State Sts.	
Zoning District:	RD-2 Two-Family Residential District	ZBM: A-15
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 49 Burtheville
Proposed Use:	Single-Family Residence	Lot Number: 18-A

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a side yard with insufficient width that would be caused by a proposed subdivision of the property along with insufficient minimum width of a side yard along the Webster Street side and minimum aggregate width of side yards.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Width of a Side Yard (Prytania Street Side)

Required: 3'	Provided: 2' 4"	Waiver: 8"
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Section 4.5.7 (Table 4.E) – Minimum Width of a Side Yard (Webster Street Side)

Required: 3'	Provided: 2' 5"	Waiver: 7"
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Section 4.5.7 (Table 4.E) – Minimum Aggregate Width of Side Yards

Required: 20% (12')	Provided: 11.8% (7' 1")	Waiver: 8.2% (4' 11")
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ITEM 7 – Docket Number: 114-13

WITHDRAWN

Applicant or Agent:	Jacqueline Brown, Roubion Construction Co Inc	
Property Location:	7711 Poitevent Avenue	Zip:
Bounding Streets:	Pointevent Ave., Carter St., Shaw Ave., & Irby St.	
Zoning District:	RS-2 Single-Family Residential District	ZBM: H-10
Historic District:	N/A	Planning District: 9
Existing Use:	Single-Family Residential	Square Number: 43
Proposed Use:	Single-Family Residential	Lot Number: 6

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the elevation of a single-family residence with front yard parking.

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Requested Waiver:

Section 15.2.3 – Parking In Front Yards

Permitted: Not Permitted	Proposed: 1 Space	Waiver: 1 Space
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ITEM 8 – Docket Number: 137-13

WITHDRAWN

Applicant or Agent:	Rodney Ferguson, Roubion Construction Co Inc	
Property Location:	7260 Voyageur Court	Zip: 70129
Bounding Streets:	Voyager Ct., Voyager Dr., & Michoud Blvd.	
Zoning District:	RS-2 Single-Family Residential District	ZBM: J-10
Historic District:	N/A	Planning District: 10
Existing Use:	Single-Family Residential	Square Number: 4
Proposed Use:	Single-Family Residential	Lot Number: 14

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the elevation of a single-family residence with front yard parking.

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Requested Waiver:

Section 15.2.3 – Parking In Front Yards

Permitted: Not Permitted Proposed: 1 Space Waiver: 1 Space

ITEM 9 – Docket Number: 142-13

MDO

Applicant or Agent:	James B Borders	
Property Location:	5301 Magnolia Street	Zip: 70115
Bounding Streets:	Magnolia St Clara St Valmont St Jefferson Ave	
Zoning District:	RD-2 Two-Family Residential District	ZBM: B-14
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residential	Square Number: 647
Proposed Use:	Two Main Uses (Two Single-Family Residences)	Lot Number: H

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, and Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a second main use on a single lot of record with insufficient minimum width of a corner lot side yard, and insufficient minimum depth of rear yard and insufficient off-street parking.

Requested Waivers:

Section 1.4 – Main Uses

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

Section 4.5.7 (Table 4.E) – Minimum Width of Corner Lot Side Yard

Required: 10' Provided: 7' 4" Waiver: 2' 8"

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20' Provided: 3' 8" Waiver: 16' 4"

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

ITEM 10 – Docket Number: 137-13

MDO

Applicant or Agent:	Sylvi Beaumont	
Property Location:	4877 Laurel Street	Zip: 70115
Bounding Streets:	Laurel St., Upperline St., Constance St., & Lyons St.	
Zoning District:	RM-2 Multiple-Family Residential	ZBM: B-15
Historic District:	N/A	Planning District: 3
Existing Use:	NORD Community Center	Square Number: 179
Proposed Use:	Multi-Family Residential (3 Units)	Lot Number: 19

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a community center into a multi-family residence with insufficient minimum lot area per dwelling unit (three dwelling units), and insufficient minimum depth of rear yard.



Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Lot Area per Dwelling Unit (Three Units)

Required: 4,500 sq. ft. Proposed: 3,614 sq. ft. Waiver: 886 sq. ft.

Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard

Required: 20' Provided: 3' 9 1/2" Waiver: 16' 2 1/2"

ITEM 11 – Docket Number: BZA 146-13

DIS

Applicant or Agent:	Green Wing Properties New Orleans, LLC	
Property Location:	501 S Bernadotte Street	Zip: 70119
Bounding Streets:	S. Bernadotte St., Baudin St., & Julia St.	
Zoning District:	LI Light Industrial District	ZBM: B-09
Historic District:	N/A	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 838
Proposed Use:	Restaurant	Lot Number: Triangle

Request Citation: This request is for variances from the provisions of Article 7, Section 7.3.7 (Table 7.C), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.3.2 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a restaurant with excessive floor area ratio, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 7.3.7 (Table 7.C) – Floor Area Ratio

Permitted: 1.0	Proposed: 1.97	Waiver: .97
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 21 Spaces	Proposed: 0 Spaces	Waiver: 21 Spaces
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Section 15.3.2 (Table 15.G) – Off-Street Loading

Required: 1 Space	Proposed: 0 Spaces	Waiver: 1 Space
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ITEM 12 – Docket Number: 149-13

KC

Applicant or Agent:	Solomon Group Ventures, LLC	
Property Location:	819 Girod Street	Zip: 70113
Bounding Streets:	Girod St., Baronne St., Lafayette St., & Carondelet St.	
Zoning District:	CBD-7 Central Business District	ZBM: C-14
Historic District:	Warehouse District Local Historic	Planning District: 2
Existing Use:	Warehouse	Square Number: 233
Proposed Use:	Office and Multi-Family Residential	Lot Number: 7-A

Request Citation: This request is for variances from the provisions of Article 15, Section 15.3.2 (Table 15.G), and Article 15, Section 15.2.7(3) (Table 15.C) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the conversion of a vacant warehouse to mixed-use office/multi-family residential with insufficient off-street loading spaces, and insufficient off-street parking.

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Requested Waivers:

Section 15.2.7(3) (Table 15.C) – Off-Street Parking

Required: 7 Spaces	Proposed: 6 Spaces	Waiver: 1 Space
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Section 15.3.2 (Table 15.G) – Off-Street Loading

Required: 1 Space	Proposed: 0 Spaces	Waiver: 1 Space
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ITEM 14 – Docket Number: 156-13

MDO

Applicant or Agent:	Winingder Enterprises, LLC	Zip:	70115
Property Location:	4900 Tchoupitoulas Street	Bounding Streets:	Upperline St., Tchoupitoulas St., Robert St., & S Front St.
Zoning District:	LI Light Industrial District	ZBM:	B-15
Historic District:	N/A	Planning District:	3
Existing Use:	Vacant Building	Square Number:	77
Proposed Use:	Retail	Lot Number:	11

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.3.2 (Table 15.G) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the renovation of a vacant building into a retail building with insufficient off-street parking and insufficient off-street loading.

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Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 8 Spaces Provided: 0 Spaces (2 Spaces Grandfathered) Waiver: 6 Spaces

Section 15.3.2 (Table 15.G) – Off-Street Loading

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

ITEM 15 – Docket Number: 157-13

MDO

Applicant or Agent:	616 St. Peter St LLC, Steven L. Pettus	Zip:	70130
Property Location:	616 St. Peter Street	Bounding Streets:	Chartres St., St. Peter St., Royal St., & Toulouse St.
Zoning District:	VCC-2 Vieux Carré Commercial District	ZBM:	D-14
Historic District:	Vieux Carré Local Historic	Planning District:	1b
Existing Use:	Restaurant	Square Number:	42
Proposed Use:	Restaurant	Lot Number:	1

Request Citation: This request is for a variance from the provisions of Article 12, Section 12.2.2 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the placement of three (3) signs for a restaurant.

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Requested Waiver:

Section 12.2.2 - Permitted Signs

Permitted: 1 Sign per Street Frontage (2 signs) Proposed: 3 Signs Waiver: 1 Sign

ITEM 16 – Docket Number: 158-13

MDO

Applicant or Agent:	Make it Right New Orleans Housing, LLC	Zip:	70117
Property Location:	1741 Jourdan Avenue	ZBM:	E-14
Bounding Streets:	N. Roman St., Deslonde St., N. Derbigny St., & Jourdan Ave.	Planning District:	8
Zoning District:	RD-3 Two-Family Residential District	Square Number:	807
Historic District:	N/A	Lot Number:	9
Existing Use:	Vacant Lot		
Proposed Use:	Single Family Residence		

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

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Requested Waiver:

Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard

Required: 20'	Proposed: 10'	Waiver: 10'
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ITEM 17 – Docket Number: 159-13

MDO

Applicant or Agent:	Make It Right New Orleans Housing, LLC	Zip:	70117
Property Location:	2016 Deslonde Street	ZBM:	E-14
Bounding Streets:	Jourdan Ave., Deslonde St., N. Galvez St., & N. Johnson St	Planning District:	8
Zoning District:	RD-3 Two-Family Residential District	Square Number:	990
Historic District:	N/A	Lot Number:	19A
Existing Use:	Vacant Lot		
Proposed Use:	Single Family Residence		

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

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Requested Waiver:

Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard

Required: 20'	Proposed: 10'	Waiver: 10'
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ITEM 18 – Docket Number: 160-13

DIS

Applicant or Agent:	John D. Cope	
Property Location:	5520 Hurst Street	Zip: 70115
Bounding Streets:	Hurst St., Octavia St., Joseph St., & Garfield St.	
Zoning District:	RD-2 Two-Family Residential District	ZBM: B-15
Historic District:	N/A	Planning District: 3
Existing Use:	Single Family Residence	Square Number: 402A
Proposed Use:	Single Family Residence w/ Accessory Building	Lot Number: Y-1

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of an accessory building in the side yard area with insufficient distance from a side property line

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Requested Waiver:

Section 15.5.12(2) – Accessory Buildings (Rear Yards – Distance from Side Property Line)

Required: 3'	Provided: 0'	Waiver: 3'
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ITEM 19 – Docket Number: 161-13

DG

Applicant or Agent:	Bena Capital LLC, Festival Hall Theatre	
Property Location:	514 Frenchmen Street	Zip: 70116
Bounding Streets:	Frenchmen St., Chartres St., Esplanade Ave., & Decatur St.	
Zoning District:	HMC-2 Historic Marigny/Tremé	ZBM: D-14
Historic District:	Faubourg Marigny Local Historic	Planning District: 7
Existing Use:	Storage/Printing Warehouse	Square Number: 5
Proposed Use:	Theater	Lot Number: 22

Request Citation: This request is for variances from the provisions of Article 5, Section 5.5.7 (Table 5.E), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the conversion of a storage and printing warehouse into a theater with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 28 Spaces	Proposed: 0 Spaces	Waiver: 28 Spaces
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ITEM 20 – Docket Number: 162-13

MDO

Applicant or Agent:	Richard Nelson, Jr.	Zip:	70122
Property Location:	5329 Vermillion Boulevard	Zoning District:	RS-2 Single-Family Residential District
Bounding Streets:	Vermillion Blvd., Pasteur Blvd., Rapides Dr., & Filmore Ave	Historic District:	N/A
Existing Use:	Single Family Residence	Planning District:	6
Proposed Use:	Single Family Residence w/ Accessory Building	Square Number:	16
		Lot Number:	7, 8, 9, 10 (Proposed 7-A)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2) and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory building with excessive coverage of the required rear yard area and excessive height **(AFTER THE FACT)**.

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Requested Waivers:

Section 15.5.12(2) – Accessory Buildings (Rear Yard Coverage)

Permitted: 40% (800 sq. ft.) Proposed: 45% (905 sq. ft.) Waiver: 5% (105 sq. ft.)

Section 15.5.12(4) – Accessory Buildings (Height)

Permitted: 14' Proposed: 20' Waiver: 6'

ITEM 21 – Docket Number: 163-13

DIS

Applicant or Agent:	Antoine Banks	Zip:	70119
Property Location:	2427 Orleans Avenue	Zoning District:	RD-3 Two-Family Residential District
Bounding Streets:	Orleans Ave., N. Rocheblave St., St. Ann St., & N. Tonti St	Historic District:	Tremé Local Historic
Existing Use:	Vacant Lot	Planning District:	4
Proposed Use:	Two-Family Residence	Square Number:	311
		Lot Number:	7 & 8 (Proposed 7-

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4. F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence on a lot with insufficient minimum lot depth and with insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Depth

Required: 90' Provided: 81' 7" Waiver: 8' 5"

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 0 Spaces Waiver: 0 Spaces

ITEM 22 – Docket Number: 164-13

EA

Applicant or Agent:	Sawdust Developments, LLC	
Property Location:	802 Philip Street	Zip: 70130
Bounding Streets:	Philip St., Annunciation St., Laurel St., &	First St
Zoning District:	RD-3 Two-Family Residential District	ZBM: C-14
Historic District:	Irish Channel Local Historic	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 99
Proposed Use:	Single Family Residence	Lot Number: B

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.7(2) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with insufficient minimum width of a corner lot side yard.

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Requested Waiver:

Section 15.5.12(4) – Special Regulations for One- and Two-Family Dwellings (Corner Lot Side Yard)

Required: 5'	Provided: 3'	Waiver: 2'
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ITEM 23 – Docket Number: 165-13

DIS

Applicant or Agent:	Jon H Gray, III	
Property Location:	6034 St. Charles Avenue	Zip: 70118
Bounding Streets:	Webster St., State St., Benjamin St., &	St Charles Ave
Zoning District:	RS-1A Single-Family Residential District	ZBM: A-14
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 65
Proposed Use:	Single-Family Residence	Lot Number: 2-A

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.2.7 (Table 4.B) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the addition onto an existing single-family residence that will cause a reduction in the minimum aggregate width of side yards.

Requested Waiver:

Section 4.2.7 (Table 4.B) - Minimum Aggregate Width of Side Yards

Required: 25% (12' 8")	Provided: 17% (8' 5")	Waiver: 8% (4' 3")
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ITEM 24 – Docket Number: 166-13

DT

Applicant or Agent:	Lawrence C. Robinson	
Property Location:	872 Taft Place	Zip: 70119
Bounding Streets:	Taft Pl., Dumaine St., Wilson Dr., & Orleans Ave.	
Zoning District:	LRD-2 Lakewood/Parkview Two-Family	ZBM: C-12
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	Square Number: 468
Proposed Use:	Single-Family Residence w/ Accessory Building	Lot Number: 21

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2), Article 15, Section 15.5.12(3), and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory building with excessive rear yard coverage, insufficient minimum distance between the accessory building and the side street line, and with excessive height.

Requested Waivers:

Section 15.5.12(2) – Accessory Buildings (Rear Yards - Coverage)

Required: 40% (225 sq. ft.) Provided: 54% (320 sq. ft.) Waiver: 17% (95 sq. ft.)

Section 15.5.12(3) – Accessory Buildings (Corner Lots - Setback)

Required: 2' (existing) Provided: 1' 3" Waiver: 9"

Section 15.5.12(4) – Accessory Buildings (Height)

Required: 14' Provided: 15' 6" Waiver: 1' 6"

ITEM 25 – Docket Number: 167-13

DIS

Applicant or Agent:	Christina M Bestman	
Property Location:	829 4th Street	Zip: 70130
Bounding Streets:	4th St., Laurel St., Annunciation St., & 3rd St.	
Zoning District:	RD-3 Two-Family Residential District	ZBM: C-15
Historic District:	Irish Channel Local Historic	Planning District: 2
Existing Use:	Single-Family Residence	Square Number: 96
Proposed Use:	Single-Family Residence w/ Accessory Building	Lot Number: 4

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2) and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory building with excessive rear yard coverage and with excessive height.

Requested Waivers:

Section 15.5.12(2) – Accessory Buildings (Rear Yard-Coverage)

Permitted: 40% (236 sq. ft.) Proposed: 470 sq. ft. Waiver: 234 sq. ft.

Section 15.5.12(4) – Accessory Buildings (Height)

Permitted: 14' Proposed: 24' 2" Waiver: 10' 2"

ITEM 26 – Docket Number: 168-13

MDO

Applicant or Agent:	1446 Arabella, LLC	
Property Location:	1446 Arabella Street	Zip: 70115
Bounding Streets:	Arabella St., Garfield St., Nashville Ave., & Hurst St.	
Zoning District:	RD-2 Two-Family Residential District	ZBM: A-15
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence (to be demolished)	Square Number: 57 Hurstville
Proposed Use:	Single-Family Residence	Lot Number: 11, 12, 13 & pt 14

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard and an accessory building which projects beyond the prolongation of the front yard line of the lot in the rear.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20' Proposed: 15' 5 1/2" Waiver: 4' 6 1/2"

Section 15.5.12(3) - Accessory Buildings (Rear Yards - Corner Lots)

Required: 19' 1" Proposed: 18' 6" Waiver: 5" ☐

ITEM 27 – Docket Number: 169-13

CM

Applicant or Agent:	Charles S Simonson	
Property Location:	5902 General Diaz Street	Zip: 70124
Bounding Streets:	General Diaz St., Brooks St., Memphis St., & Polk St.	
Zoning District:	LRS-1 Lakeview Single-Family	ZBM: C-11
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	Square Number: 344
Proposed Use:	Single-Family Residence w/ Accessory Swimming Pool	Lot Number: 25, 26, 27

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(7) of the Comprehensive Zoning Ordinance.

☐

Request: This request is to permit the construction of an accessory swimming pool within the required corner lot side yard.

☐

Requested Waiver:

Section 15.5.12(7) - Accessory Buildings (Accessory Swimming Pools)

Required: 10'	Proposed: 5'	Waiver: 5'
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ITEM 28 – Docket Number: 170-13

DG

Applicant or Agent:	Corby D Boldissar	
Property Location:	1035 Moss Street	Zip: 70119
Bounding Streets:	Moss St., St John Ct., Harding Dr., & Dumaine St.	
Zoning District:	LRD-2 Lakewood/Parkview Two-Family	ZBM: C-12
Historic District:	N/A	Planning District: 5
Existing Use:	Vacant Lot	Square Number: 468
Proposed Use:	Single-Family Residence	Lot Number: 30 (Proposed Lot 30B)

Request Citation: This request is for variances from the provisions of Article 9A, Section 9A.5.7 (Table 9A.H) of the Comprehensive Zoning Ordinance.

☐

Request: This request is in conjunction with Subdivision Docket 67/13, to permit the creation of a lot with insufficient minimum lot depth and to permit the construction of a single-family residence with insufficient minimum depth of front yard.

☐

Requested Waiver:

Section 9A.5.7 (Table 9A.E) – Minimum Lot Depth

Required: 90'	Proposed: 72.4'	Waiver: 17.6'
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Section 4.5.7 (Table 4.E) – Minimum Depth of Front Yard

Required: 20'	Proposed: 10'	Waiver: 10'
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ITEM 29 – Docket Number: 171-13

SK

Applicant or Agent:	Ben R Guillory, Charlene E. Smith	
Property Location:	3330 St. Anthony Avenue	Zip: 70122
Bounding Streets:	St. Anthony St., Humanity St., Annette St., & Pleasure St.	
Zoning District:	RD-2 Two-Family Residential District	ZBM: D-10
Historic District:	N/A	Planning District: 6
Existing Use:	Single Family Residence	Square Number: 2140
Proposed Use:	Single Family Residence w/Accessory Building	Lot Number: F

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.



Request: This request is to permit the construction of an accessory building with excessive height and excessive paving of the required front yard (**AFTER THE FACT**).

Requested Waivers:

Section 15.5.12(4) – Accessory Buildings (Height)

Permitted: 14'	Proposed: 21'	Waiver: 7'
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Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)

Required: ≤ 40%	Proposed: >40%	Waiver: Waive standard
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ITEM 30 – Docket Number: 172-13

SK

Applicant or Agent:	Gregory Landry	
Property Location:	5200 St Bernard Avenue	Zip: 70122
Bounding Streets:	St. Bernard Ave., Filmore Ave., Bancroft Dr., & Mirabeau Ave.	
Zoning District:	RS-1 Single-Family Residential District	ZBM: D-11
Historic District:	N/A	Planning District: 6
Existing Use:	Single-Family Residence	Square Number: 27
Proposed Use:	Single Family Residence w/Accessory Building	Lot Number: 7

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(4) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.



Request: This request is to permit the construction of an accessory building with excessive height and excessive paving of the required front yard (**AFTER THE FACT**).

Requested Waivers:

Section 15.5.12(4) – Accessory Buildings (Height)

Permitted: 14'	Proposed: 19' 6"	Waiver: 5' 6"
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Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)

Required: ≤ 40%	Proposed: >40%	Waiver: Waive standard
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E. Director of Safety and Permits Decision Appeals

ITEM 31 – Docket Number: 173-13

Applicant or Agent: Jeffrey A Borne
Property Location: 4800 Canal Street **Zip:** 70119
Bounding Streets: Canal St., S. Bernadotte St., Botinell St., & Cleveland St.
Zoning District: C-1 General Commercial District **ZBM:** B-12
Historic District: N/A **Planning District:** 4
Existing Use: Amusement Place **Square Number:** 834
Proposed Use: Catering Company **Lot Number:** 1, 2, & 3

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the characterization of the Mystere Mansion Catering as an amusement place, and City Code 10-236 has been wrongly applied.

ITEM 32 – Docket Number: 174-13

Applicant or Agent: Anna A. Ferrara, Blaine M Gahagan
Property Location: 5530 Magazine Street **Zip:** 70115
Bounding Streets: Magazine St., Joseph St., Constance St., & Octavia St.
Zoning District: B-2 Neighborhood Business District **ZBM:** A-15
Historic District: N/A **Planning District:** 3
Existing Use: Bank **Square Number:** 189
Proposed Use: Bank Kiosk ATM **Lot Number:** 7A

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the denial of the placement of a kiosk ATM at 5530 Magazine Street.

F. Appointment of an Operational Committee